



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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TECHNICAL STAFF REPORT

Planning Board Meeting of July 17, 2014

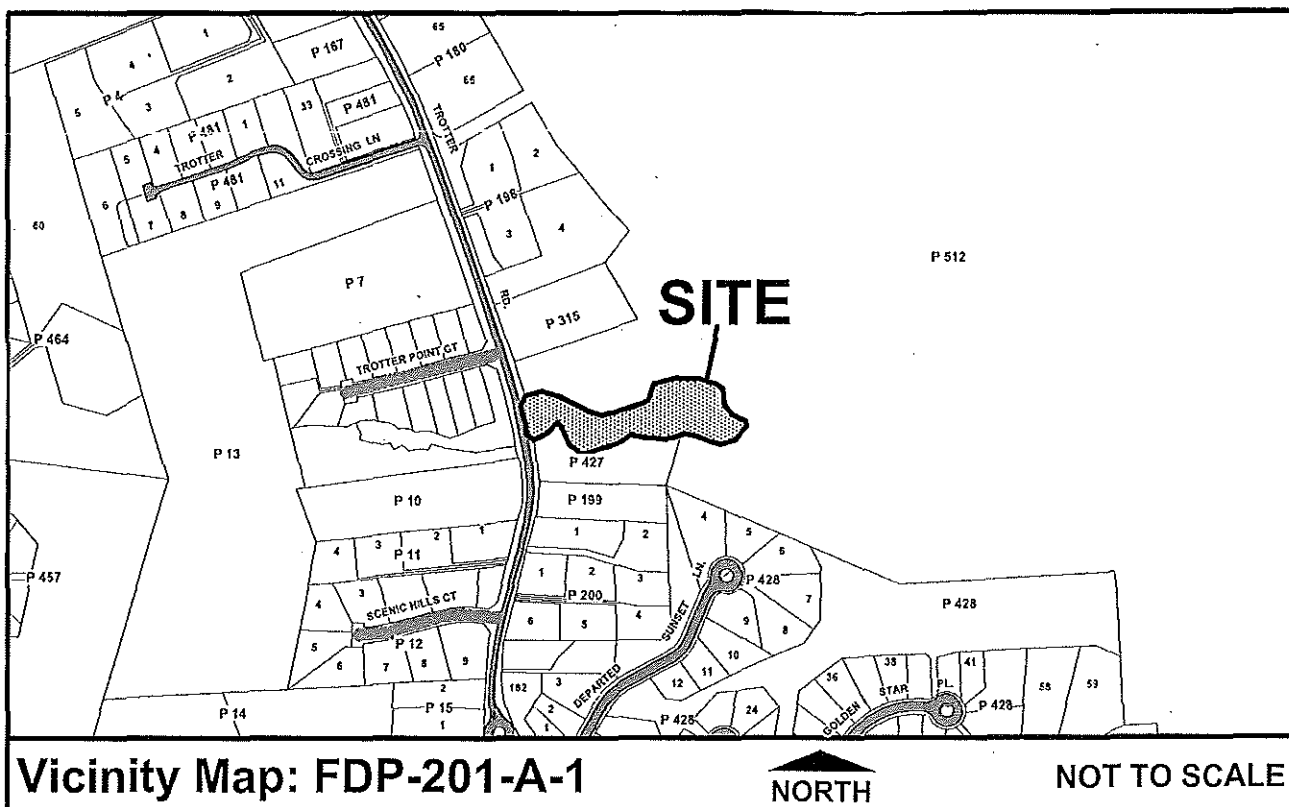
Case No. /Petitioner: Final Development Plan FDP-201-A-1
Howard Hughes Corp./Howard County Dept. of Recreation and Parks

Project Name: Middle Patuxent Environmental Area Improvements
Village of River Hill, Section 1, Area 1, Lot 1

Request: For Planning Board approval of an amendment to previously approved and recorded Final Development Plan Phase 201-A. The purpose of this FDP amendment is to adjust the amount of credited open space to allow for paved driveway lanes and parking to be on-site that are proposed under SDP-14-055, Capital Project No. N-3965 to allow the public to park and gather prior to entering the County parkland. In accordance with Section 125.0.A.8.e.(1) "open space credited uses" shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies.

Location: The subject property is known as the Middle Patuxent Environmental Area, located in Columbia's Village of River Hill, in the Fifth Election District of Howard County, Maryland, containing 646.9760 acres of land consisting of three (3) tax parcels: 512, 467 and 427. The main entrance to this area is from Trotter Road.

DPZ Recommendation: **Approval**, subject to compliance with any comments from the Planning Board. No outstanding comments were received from reviewing agencies regarding this FDP amendment.



Vicinal Properties:

North Side - MD Route 108 and the Village of Harpers Choice residential community.

East Side - The Village of Harpers Choice and Hickory Ridge residential communities.

South Side - The Village of River Hill residential community.

West Side - Trotter Road borders the site along the west side.

Site History:

- On May 13, 1999, **FDP-201-A** was amended to adjust the property outline boundary to conform to a recent survey to change 1.8117 acres of non-credited open space (roadway) to single family low density (roadway) to correct a Trotter Road dedication error and to add an additional 3.906 acres of credited open space area.
- **SDP-14-055** A site development plan is under review and process for proposed parking improvements necessitating this FDP land use change.

Purpose:

The Department of Recreation and Parks is requesting to adjust 0.4897 acres of credited open space to non-credited open space to allow for paved driveway lanes and parking to be on-site. The proposed amendments to FDP-201-A will decrease the amount of credited open space by 0.4897 acres to allow for parking use and driveway lanes within the Middle Patuxent Environmental Area. The open space land use tabulation chart shall change as the following on the FDP:

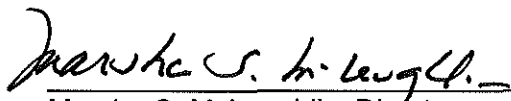
Land Use Designations	Present FDP-201-A	Amended FDP-201-A-1	Acreage Change
Open Space Credited	645.1643 acres	644.6746 acres	(- .4897 acres)
Open Space Non-Credited	N/A	0.4897 acres	(+ .4897 acres)
Single Family Low Density (Road R/W)	1.8117 acres	1.8117 acres	No Change
Total	646.9760 acres	646.9760 acres	No Change

SRC Comments:

By letter dated June 20, 2014, the SRC determined FDP-201-A-1 to be approvable.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation: The Department of Planning and Zoning recommends **approval** to the requested amendment for FDP-201-A-1, Village of River Hill, Section 1, Area 1.


 Marsha S. McLaughlin, Director
 Department of Planning and Zoning

6/27/14
 Date

REVISIONS

HOWARD COUNTY

DEPARTMENT OF
RECREATION AND PARKS
7120 OAKLAND MILLS ROAD
COLUMBIA, MD 21046

DEPARTMENT OF
PUBLIC WORKS
9250 REEDIX ROAD
BELLICOTT CITY, MD 21043

WR&A

WHITMAN, REQUARDT
& ASSOCIATES, LLP
801 South Caroline Street, Baltimore, Maryland 21201
Phone: 410-381-1801 Fax: 410-381-1802

PROPERTY

TAX MAP 35, GRID 3, PARCEL 512
TAX MAP 35, GRID 2, PARCEL 427

ZONING: NEWTOWN & R-20
ELECTION DISTRICT 05

GRAPHIC SCALES

0 15' 30' 60'
SCALE: 1" = 30'

0 50' 100' 200'
SCALE: 1" = 100'

SIGNATURE

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NO. 13737
EXPIRATION DATE: 09/22/2015

MPEA - SITE IMPROVEMENTS

SITE AND UTILITY PLAN

Drawing No.

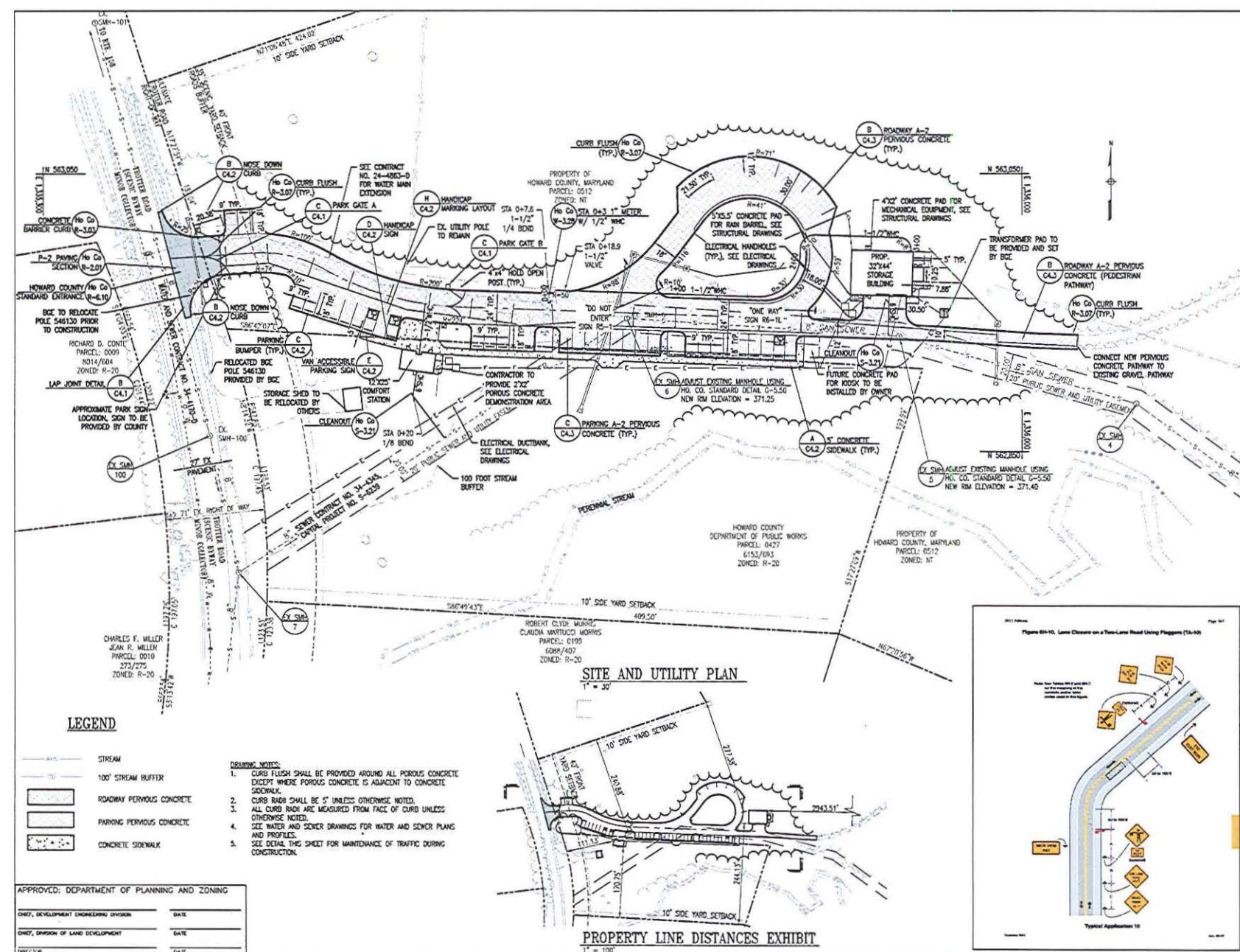
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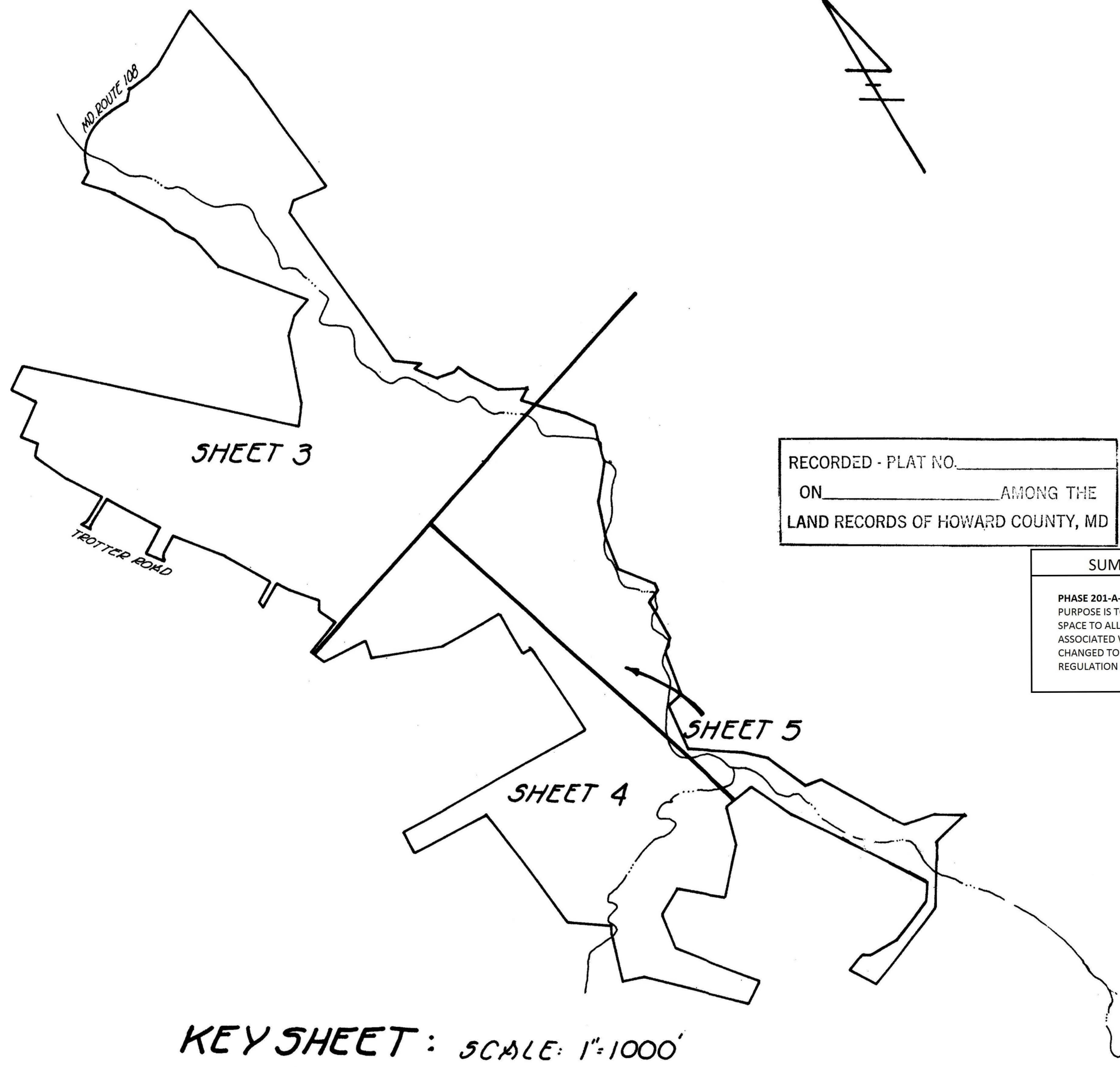
Scale: 1" = 30'

Date: 06/25/2014 Sheet 5 of 28

Draw: DPA/SAD Drawn: SAD Check: ADD

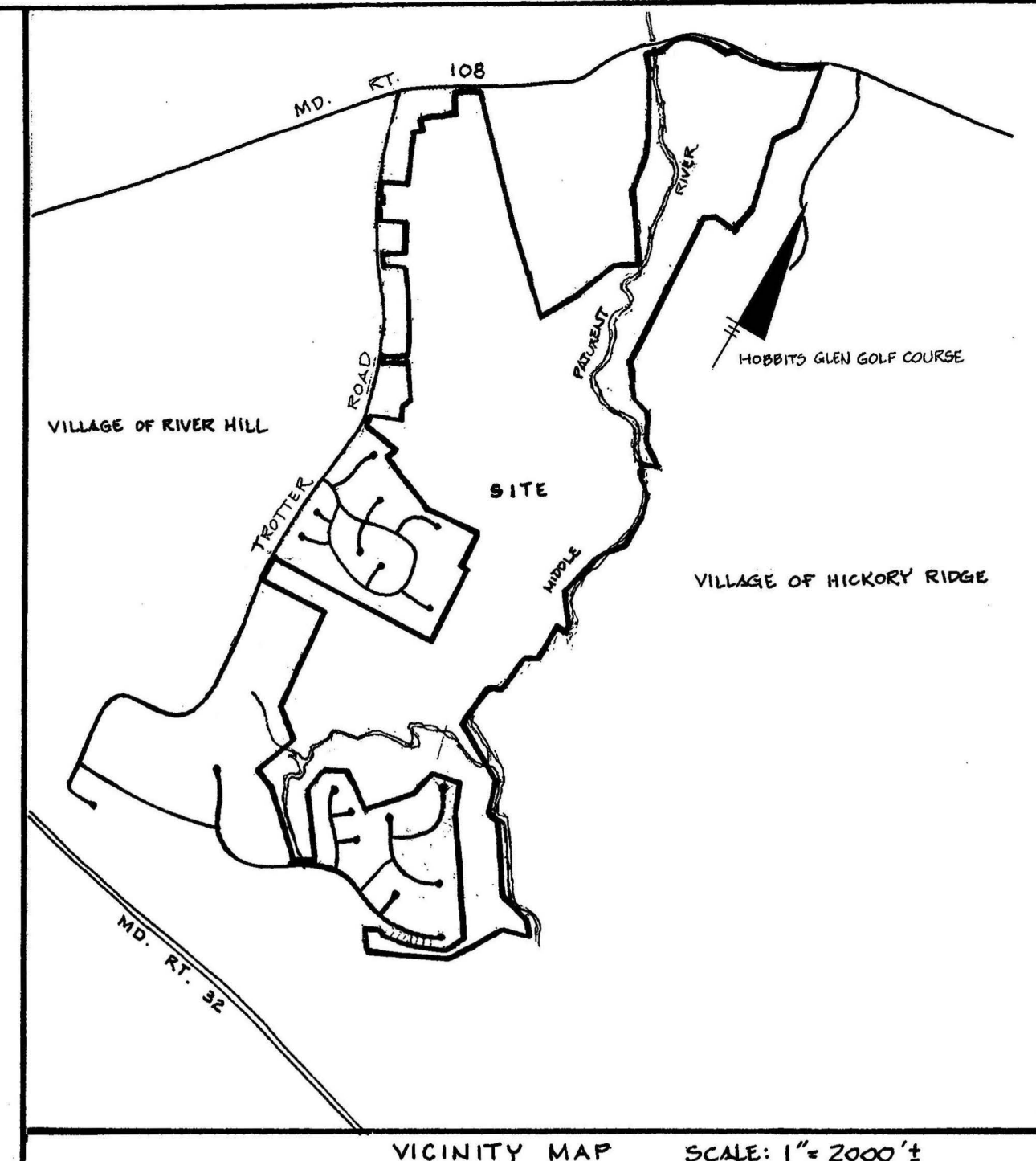
SDP-14-055





KEY SHEET: SCALE: 1"=1000'

RECORDED - PLAT NO. _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD



VICINITY MAP SCALE: 1"=2000'

SUMMARY OF AMENDMENTS

PHASE 201-A-1: AMENDS SHEETS 1 OF 6 THRU 6 OF 6.
PURPOSE IS TO ADJUST THE AMOUNT OF CREDITED OPEN
SPACE TO ALLOW FOR PARKING TO BE ON-SITE. THE AREA
ASSOCIATED WITH THE PROPOSED PARKING HAS BEEN
CHANGED TO OPEN SPACE NON-CREDITED. THE ZONING
REGULATION SECTIONS HAVE BEEN UPDATED.

SUMMARY OF AMENDMENTS

PHASE 201-A: AMENDS SHEETS 1 OF 6 THRU 6 OF 6.
PURPOSE IS TO ADJUST OUTLINE BOUNDARY TO CONFORM
TO A RECENT SURVEY, CHANGE THE 1.8117 ACRES OF
NON-CREDITED OPEN SPACE (ROADWAY) TO SINGLE FAMILY
LOW DENSITY (ROADWAY); CORRECT THE DEDICATION ERROR OF
RIGHT-OF-WAY FOR TROTTER ROAD SHOWN ON LOT 3, CRISSWOOD
MANOR; THEREFORE CHANGING THE 0.07 ACRES OF NON-CREDITED
OPEN SPACE TO CREDITED; ADD LOTS 7, 8, AND 10 OF CRISSWOOD MANOR,
P.B. 6 F. 49 AND P.B. 7 F. 43 TO THIS PHASE AS 3.906 ACRES OF
CREDITED OPEN SPACE; AND COMBINE SHEET 6 TO SHEET 5 MAKING
A TOTAL OF 5 SHEETS.

PETITIONER

THE HOWARD HUGHES CORPORATION

OWNER

HOWARD COUNTY DEPARTMENT OF
RECREATION AND PARKS

COLUMBIA VILLAGE OF RIVER HILL SECTION 1 AREA 1

FINAL DEVELOPMENT PLAN PHASE 201-A-1

MIDDLE PATUXENT ENVIRONMENTAL AREA
5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE: 1"=1000'

SHEET 1 OF 5

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 6, 2013

SURVEYOR
MARYLAND REGISTRATION NO.

DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVAL NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVAL JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVAL DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVAL SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVAL MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVAL NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVAL OCTOBER 23, 1995.

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY

DATE

H.C.P.B. CHAIRMAN

DATE

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN
PHASE IS APPLICABLE TO SECTION 1, AREA 1, OF THE VILLAGE
OF RIVER HILL

1. PUBLIC STREET AND ROAD - Section 125.0-D:

To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 125.0-D:

2A To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.

2B Vehicular ingress and egress will be permitted only to Maryland Route 108 and Trotter Road at points approved by the Howard County Dept. of Planning and Zoning, the Department of Public Works and the State Highway Administration.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125.0-D:

To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 125.0-D:

To be shown on subdivision plats, if required by the Howard County Dept. of Planning and Zoning.

5. RECREATIONAL SCHOOL, PARK AND OTHER COMMUNITY USES - SECTION 125.0-D:

To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 125.0-D:

The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

Cornices and eaves
roof or building overhangs
chimneys
porches, decks, open or enclosed
bay windows, oriel, vestibule, balcony
privacy walls or screens
all parts of any buildings dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than ten (10) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks
shrubbery
trees
ornamental landscaping
trellises
excavations or fill
fencing under 6' in height
retaining walls under 3' in height
similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Dept. of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6D OPEN SPACE AND LAND USE

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - SECTION 125.0-D:

7E-1 OPEN SPACE LAND USE AREAS

Lot 1 (credited) is to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. This lot may be used for drainage and utility easements if necessary, provided that such easements are shown on the subdivision plat if required by the Howard County Dept. of Planning and Zoning.

7E-5 PARK OPEN SPACE LAND USE AREAS

Lot 1 is to be used for all open space purposes, including, but not limited to, all the following:
(a) Operation and maintenance of a Public Park
(b) Operation and maintenance of an Environmental Nature Center to include but not be limited to a general exhibit area, audio-visual center, administrative offices, a work room, restrooms, storage space, a developed auditorium, gift shop, a library, a photo lab, laboratories, special classrooms, additional office and storage space.

8. HEIGHT LIMITATIONS - SECTION 125.0-D:

8E OPEN SPACE LAND USE AREAS

A 34 foot height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - SECTION 125.0-D:

9E OPEN SPACE LAND USE AREAS

Parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore, will be determined by the Dept. of Planning and Zoning in accordance with Section 135 of the Howard County Zoning Regulations and imposed by the Howard County Planning Board, at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 125A-6-a. of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - SECTION 125.0-D:

10A GENERALLY:

a. Setbacks shall conform to the requirements of Section 6 above.

b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - SECTION 125.0-D:

None

12. COVERAGE REQUIREMENTS - SECTION 125.0-D:

12E OPEN SPACE LAND USES:

No more than five percent (5%) of the land within this Final Development Plan Phase devoted to Open Space Land uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
LAND USE	ACRES
OPEN SPACE CREDITED	644.6750
OPEN SPACE NON-CREDITED	644.6746
SINGLE FAMILY LOW DENSITY (ROAD R/W)	1.8117
TOTAL	646.9760

RECORDED - PLAT NO. _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

RIGHT-OF-WAY AREAS

All of the Single Family Low Density land within this Final Development Plan Phase shall be used as the right-of-way for a portion of MD Rt. 108 and Trotter Road and may be used for roadway and utility easement purposes. For the purpose of land use allocations under the provisions of Section 125-A-8 of the Howard County Zoning Regulations, which land shall be classified as Single Family Low Density use, as indicated on the maps contained in this Final Development Plan Phase.

PETITIONER

THE HOWARD HUGHES CORPORATION

OWNER

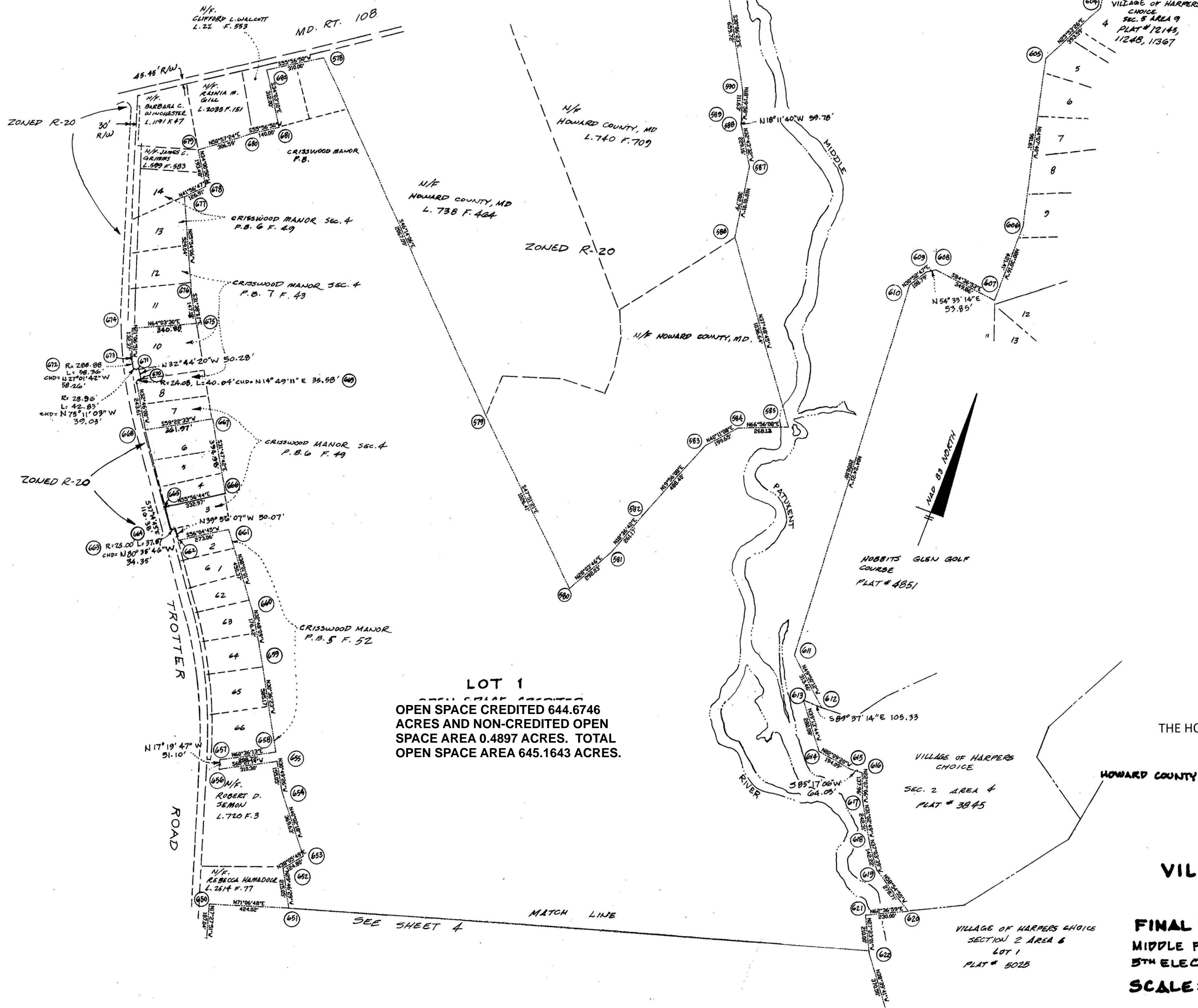
HOWARD COUNTY DEPARTMENT OF
RECREATION AND PARKS

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 1

FINAL DEVELOPMENT PLAN PHASE 201-A-1
MIDDLE PATUXENT ENVIRONMENTAL AREA
5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

RECORDED - PLAT NO. _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

NAD 83 COORDINATES		
No.	NORTH	EAST
578	567500.300	1334276.011
579	566070.488	1335768.830
580	565381.768	1336529.870
581	565639.466	1336667.252
582	565886.973	1336750.604
583	566346.106	1336917.129
584	566498.631	1337045.956
585	566603.674	1337292.648
586	567422.642	1336657.104
587	567799.596	1336590.523
588	567992.380	1336466.637
589	568049.175	1336447.970
590	568155.137	1336412.859
591	568725.854	1336081.939
592	568992.086	1335850.075
593	569064.990	1335955.296
594	569232.953	1336023.655
595	569379.656	1336129.738
596	569439.360	1336203.620
597	569558.940	1336576.998
598	569567.682	1336738.061
599	569653.143	1336803.979
600	569670.816	1337042.686
601	569715.892	1337204.505
602	570050.978	1337780.508
603	570088.175	1337854.515
604	569278.252	1338009.398
605	568924.166	1337837.536
606	568049.827	1338057.606
607	567628.436	1338061.315
608	567661.271	1337712.999
609	567630.042	1337669.130
610	567536.673	1337613.295
611	565492.731	1337770.777
612	565290.559	1338010.326
613	565291.257	1337904.995
614	565074.299	1338082.123
615	565047.809	1338274.397
616	565053.073	1338338.210
617	564925.268	1338390.154
618	564717.670	1338515.123
619	564604.179	1338600.833
620	564460.280	1338839.522
621	564354.492	1338635.294
622	564168.024	1338731.883
650	563115.723	1335374.909
651	563252.977	1335776.100
652	563439.636	1335669.309
653	563537.853	1335746.313
654	563820.847	1335508.531
655	563953.996	1335429.083
656	563800.508	1335159.399
657	563849.291	1335144.177
658	563995.917	1335404.433
659	564499.562	1335106.503
660	564647.849	1335010.930
661	565002.666	1334733.548
662	564850.284	1334506.957
663	564888.673	1334474.819
664	564894.285	1334440.932
665	564986.933	1334370.493
666	565173.387	1334646.358
667	565509.100	1334438.248
668	565324.710	1334126.764
669	565529.559	1333994.918
670	565563.959	1334004.019
671	565606.253	1333976.827
672	565616.234	1333939.093
673	565668.131	1333912.617
674	565791.617	1333864.933
675	565940.738	1334171.466
676	566066.041	1334094.261
677	566541.933	1333863.164
678	566636.325	1333947.995
679	566796.698	1333839.766
680	566989.821	1334077.883
681	567068.215	1334193.876
682	567326.713	1334019.169



PETITIONER

THE HOWARD HUGHES CORPORATION

OWNER

HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS

COLUMBIA

VILLAGE OF RIVER HILL

SECTION 1 AREA 1

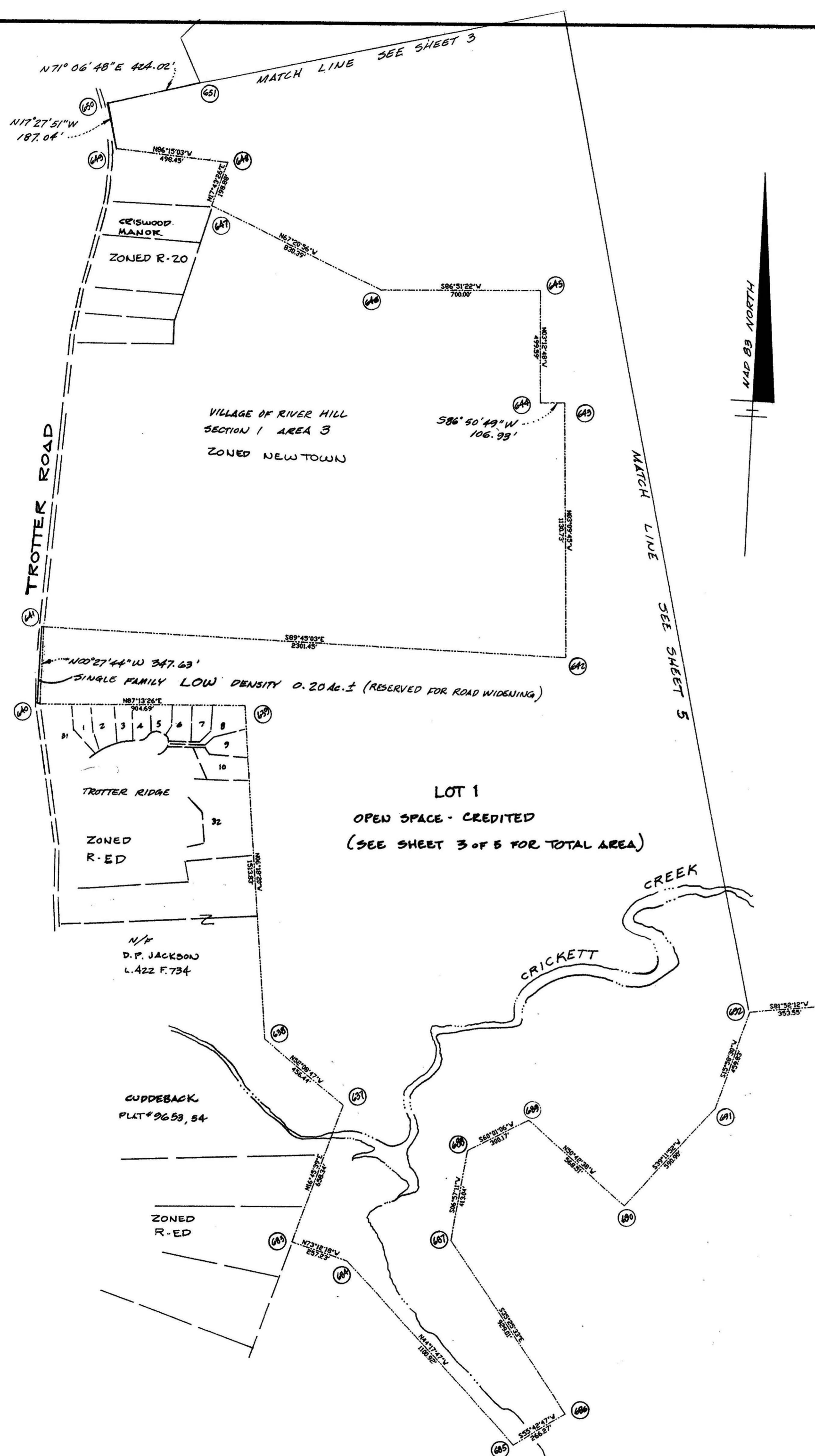
FINAL DEVELOPMENT PLAN PHASE 201-A-1

MIDDLE PATUXENT ENVIRONMENTAL AREA

5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE: 1"=400'

SHEET 3 OF 5



NAD 83 COORDINATES		
No.	NORTH	EAST
637	558733.382	1336661.988
638	559013.477	1336301.590
639	560518.148	1336135.328
640	560474.330	1335231.699
641	560821.945	1335228.894
642	560811.934	1337530.323
643	561940.945	1337467.941
644	561935.063	1337361.171
645	562433.865	1337333.167
646	562395.475	1336634.220
647	562715.274	1335867.881
648	562904.712	1335928.425
649	562937.305	1335431.042
683	558103.013	1336472.139
684	558028.687	1336718.396
685	557240.719	1337487.244
686	557390.719	1337707.244
687	558147.738	1337168.744
688	558557.740	1337218.745
689	558707.742	1337478.748
690	558347.740	1337918.750
691	558805.669	1338292.199
692	559247.741	1338418.752

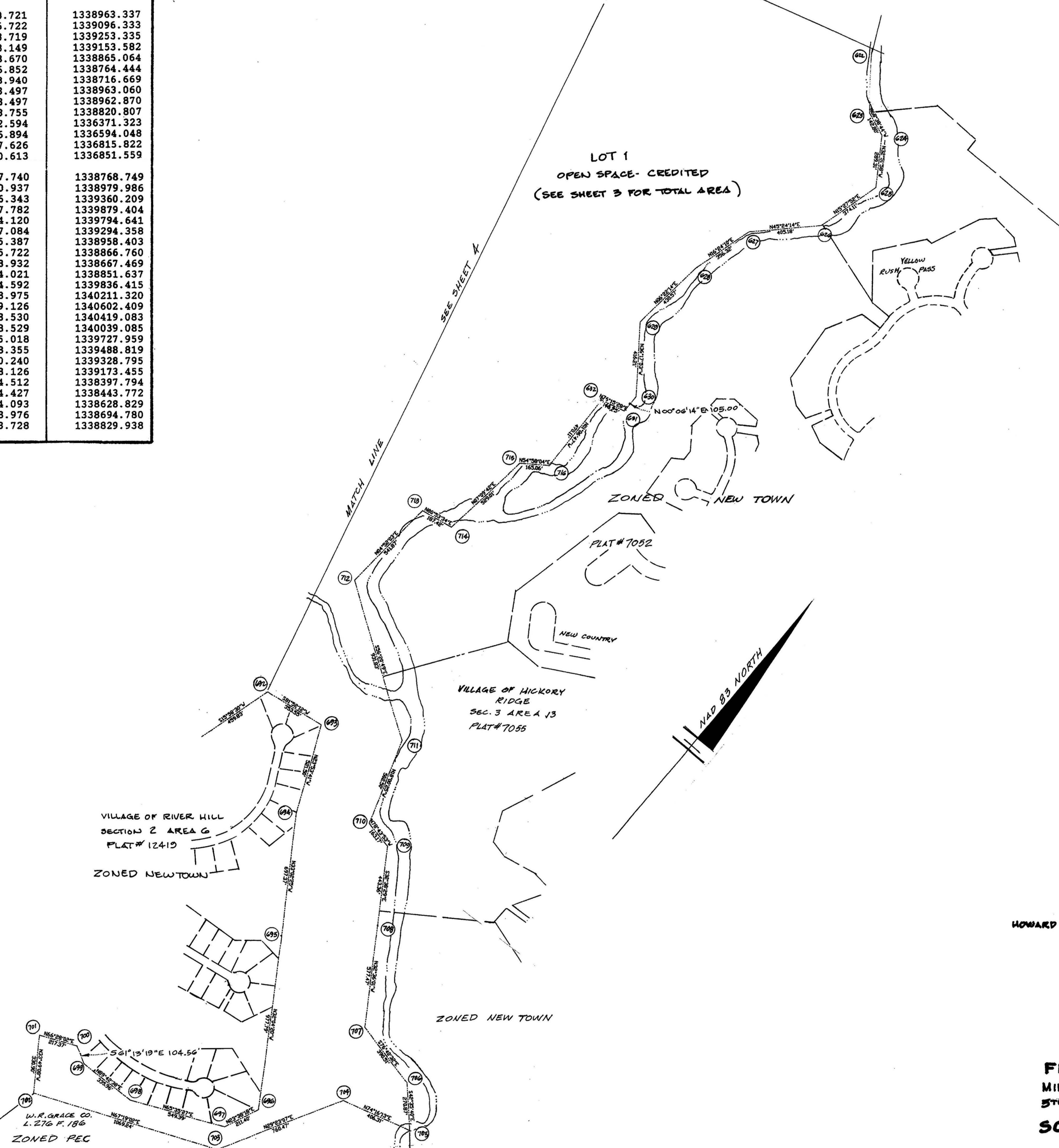
RECORDED - PLAT NO. _____
 ON _____ AMONG THE
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PETITIONER
 THE HOWARD HUGHES CORPORATION

OWNER
 HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 1
FINAL DEVELOPMENT PLAN PHASE 201-A-1
 MIDDLE PATUXENT ENVIRONMENTAL AREA
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
 SCALE: 1"=400' SHEET 4 OF 5

NAD 83 COORDINATES		
No.	NORTH	EAST
623	563878.721	1338963.337
624	563826.722	1339096.333
625	563583.719	1339253.335
626	563223.149	1339153.582
627	562938.670	1338865.064
628	562596.852	1338764.444
629	562168.940	1338716.669
630	561833.497	1338963.060
631	561728.497	1338962.870
632	561693.755	1338820.807
633	559642.594	1336371.323
634	559066.894	1336594.048
635	558737.626	1336815.822
636	558720.613	1336851.559
693	559297.740	1338768.749
694	558820.937	1338979.986
695	558236.343	1339360.209
696	557407.782	1339879.404
697	557214.120	1339794.641
698	556987.084	1339294.358
699	556985.387	1338958.403
700	557035.722	1338866.760
701	556948.932	1338667.469
702	556674.021	1338851.637
703	557084.592	1339836.415
704	557748.975	1340211.320
705	557859.126	1340602.409
706	558058.530	1340419.083
707	558148.529	1340039.085
708	558635.018	1339727.959
709	559008.355	1339488.819
710	559040.240	1339328.795
711	559518.126	1339173.455
712	560034.512	1338397.794
713	560574.427	1338443.772
714	560604.093	1338628.829
715	561128.976	1338694.780
716	561223.728	1338829.938



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PETITIONER
 THE HOWARD HUGHES CORPORATION

OWNER
 HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS

COLUMBIA
VILLAGE OF RIVER HILL
SECTION 1 AREA 1
FINAL DEVELOPMENT PLAN PHASE 201-A-1
 MIDDLE PATUXENT ENVIRONMENTAL AREA
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1"=400' **SHEET 5 OF 5**